



11654-11660 SHELDON STREET

SUN VALLEY, CA 91352

INDUSTRIAL/WAREHOUSE UNITS FOR LEASE



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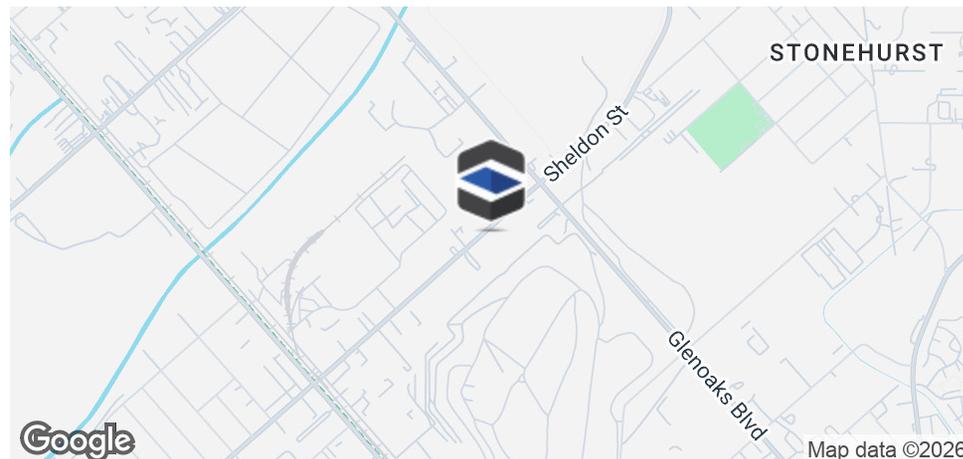


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OFFERING SUMMARY

Lease Rate:	\$1.25 - 1.75 SF/month + \$0.50 SF/MO CAM (NNN)
Building Size:	22,120 SF
Available SF:	750 - 3,420 SF
Year Built:	1972
Zoning:	LAM2

PROPERTY OVERVIEW

11654-11660 Sheldon Street is a well-maintained, gated 10-unit industrial complex located in the heart of Sun Valley. The property offers units ranging from small storage spaces to larger warehouse suites, ideal for a variety of light industrial or storage uses.

Each unit features functional layouts, excellent street exposure, and convenient access to major transportation routes. The property has been professionally managed and maintained, offering tenants a secure and reliable place to operate.

Permitted Uses: General industrial, warehouse, or light manufacturing.
Not Permitted: Automotive, stone fabrication, woodworking, or cannabis/grow operations.

PROPERTY HIGHLIGHTS

- Gated property with secure access
- Excellent frontage and visibility along Sheldon Street
- Month-to-month and multi-year leases available

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



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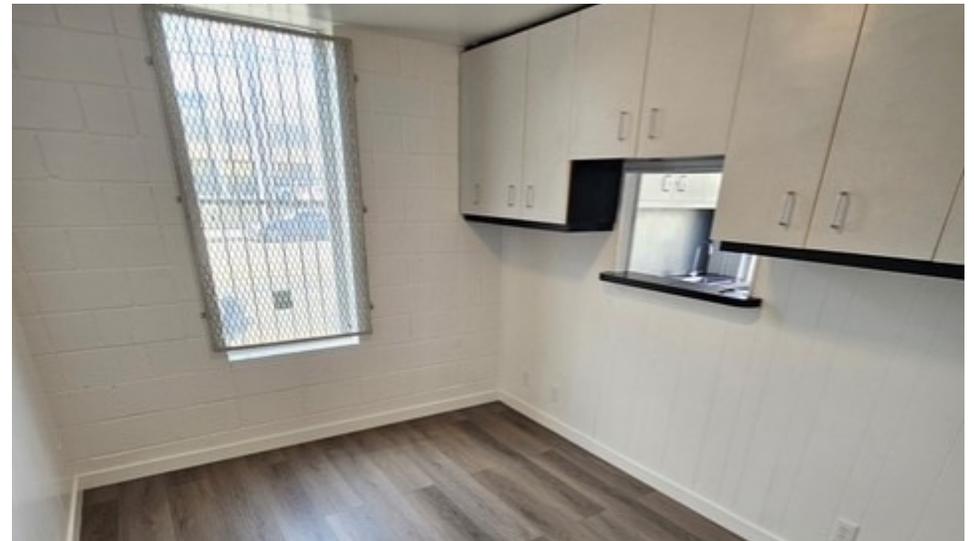
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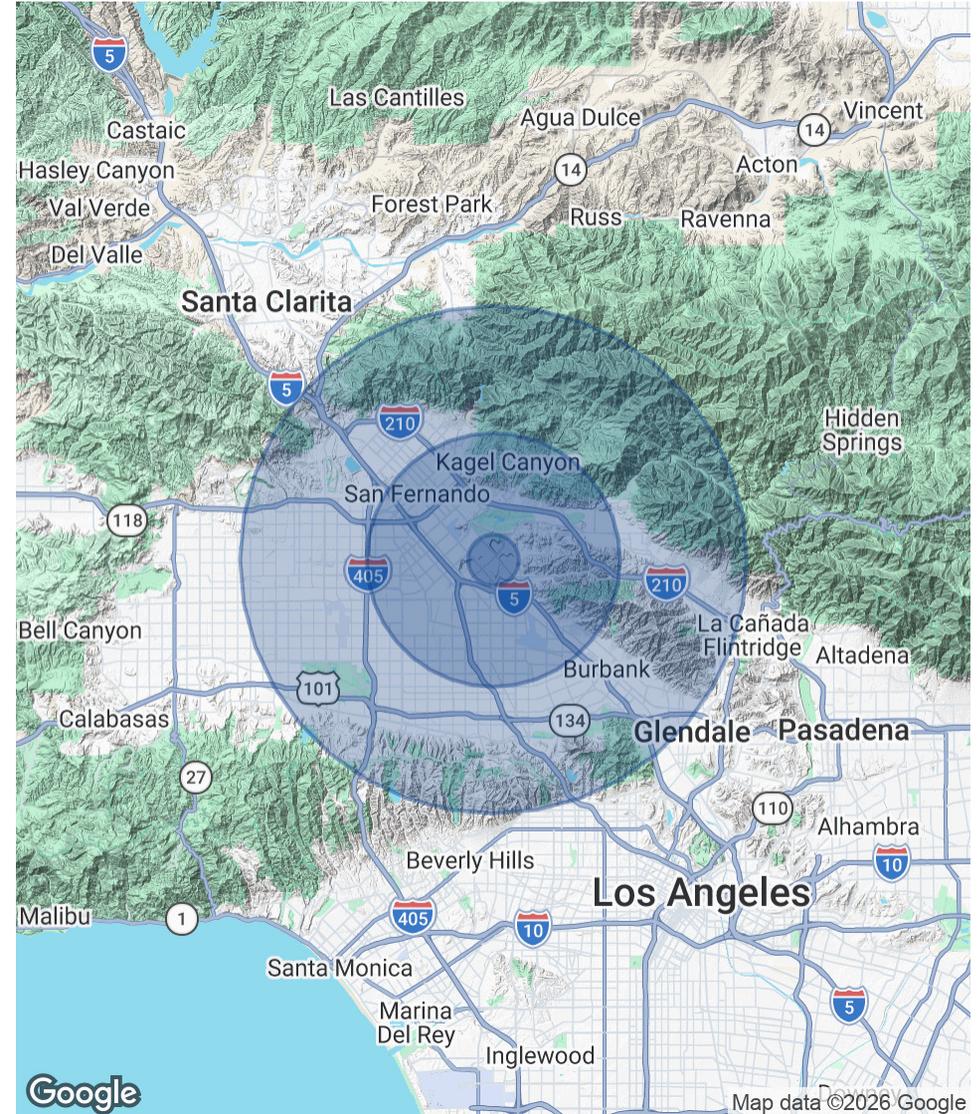
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,547	524,051	1,479,881
Average Age	37	39	41
Average Age (Male)	37	38	40
Average Age (Female)	38	40	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,689	153,579	525,180
# of Persons per HH	3.9	3.4	2.8
Average HH Income	\$94,310	\$97,905	\$121,704
Average House Value	\$760,670	\$772,488	\$979,685

Demographics data derived from AlphaMap



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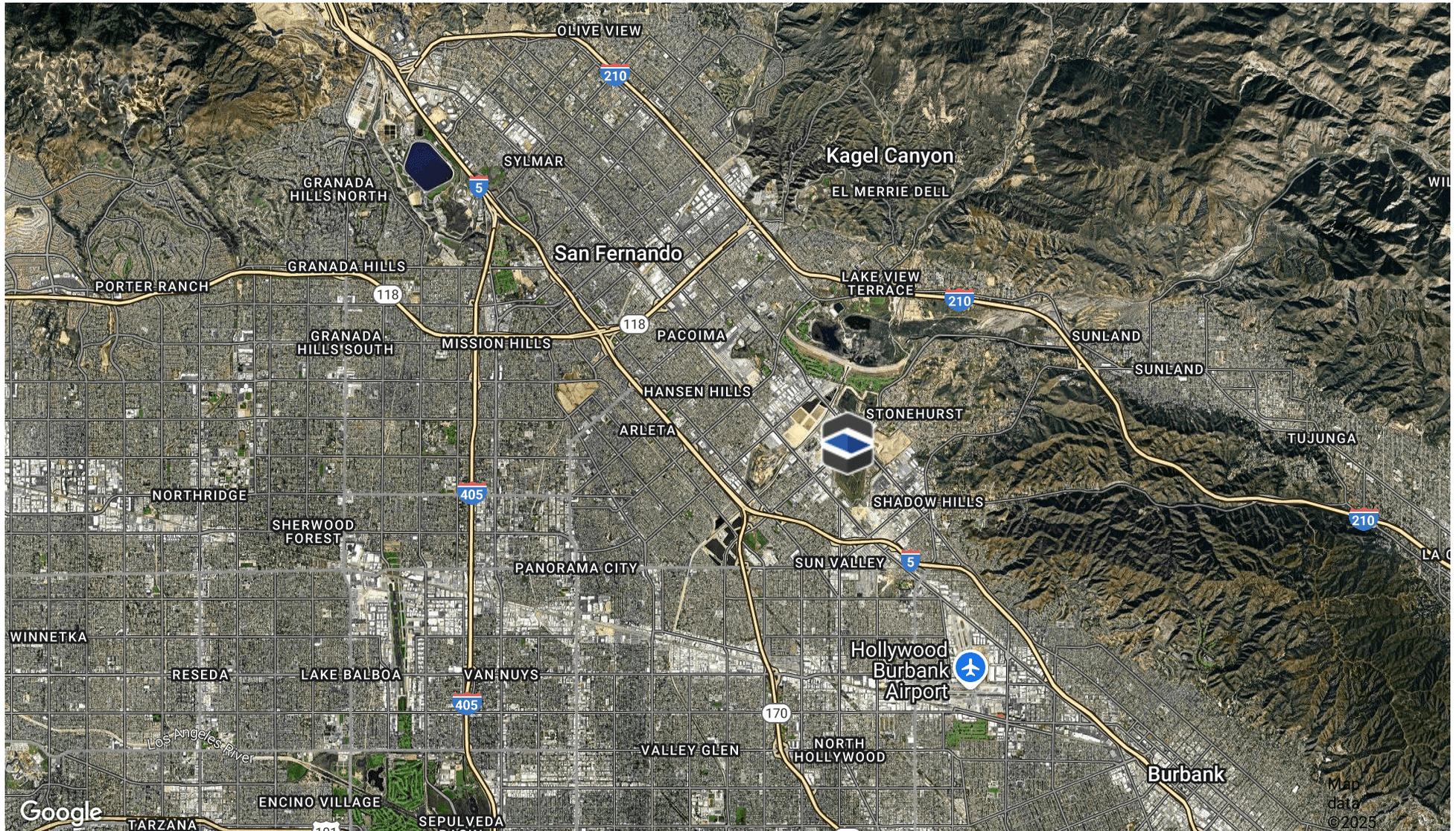
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